



Chaffee County Commissioners Meeting
July 14, 2026

These minutes have been taken remotely via Zoom. Some County staff, representatives from other governments and government agencies, and others from the public may attend, including participating in the public hearing portion of the meeting, remotely via Zoom.

A. Call to Order

These minutes have been taken remotely via Zoom. Some County staff, representatives from other governments and government agencies, and others from the public may attend, including participating in the public hearing portion of the meeting, remotely via Zoom.

The regular meeting of the Board of Commissioners was held on July 14, 2026, at the Chaffee County Public Safety Complex, 200 Steele Dr., Buena Vista. Board members present were Chair Gina Lucrezi, Commissioner Dave Armstrong (arrived at 9:02 a.m. following the vote approving the Agenda), and Commissioner P. T. Wood.

Others present in person were County Administrator Beth Helmke, Director of Finance Dan Short, County Attorney Kathleen Sullivan, Community Planning & Natural Resources Director Miles Cottom, and Planner Nick Gomer.

Others present remotely were Deputy County Clerks Kit Kuester and Barbara Tidd.

1. Pledge of Allegiance

Following the Pledge of Allegiance, Chair Lucrezi called the meeting to order at 9:00 a.m.

2. Approve Agenda

Commissioner Wood moved to approve the Agenda. Commissioner Lucrezi seconded the motion. The motion carried unanimously with Commissioner Armstrong not present for the vote.

3. Introduction of County Attorney

Chair Lucrezi introduced County Attorney Kathleen Sullivan.

No formal action was taken.

4. Review Public Meeting List

The Board reviewed the public meeting list.

5. Public Comment

Chair Lucrezi asked for public comment. She stated that you'll have up to 3 minutes to speak, and please give your name and address for the record.

There was no public comment.

6. Proclamation recognizing July 16th as Rural Transit Day - Commissioners

Chair Lucrezi introduced and read into the record the PROCLAMATION DECLARING JULY 16, 2026, RURAL TRANSIT DAY.

The Proclamation is signed by all three Commissioners.

No formal action was taken.

B. Minutes for Approval

1. Consider for Approval the Minutes of the July 7, 2026 Regular Meeting

Commissioner Wood moved to approve the minutes of the July 7, 2026 Commissioners' regular meeting. Commissioner Armstrong seconded the motion. The motion carried unanimously.

C. Consent Agenda

Commissioner Wood moved to approve the Consent Agenda. Commissioner Armstrong seconded the motion. The motion carried unanimously.

1. Pay the Bills
2. Ratify approval of Central Mountain Small Business Development Center SBA Core Grant award agreement for FY26 - Helmke; Snyder Welsh
3. Acknowledge the Sheriff's Office Monthly Report for June 2026
4. Ratify Statement of Work for purchase of new radios for Emergency Medical Services - Josh Hadley

D. Hearing Consent Agenda - Agenda Items are listed on the Hearing Consent Agenda because no testimony is expected. In the event a Commissioner or any member of the public wishes to testify regarding an item on the Consent Agenda, the item will be removed and considered with the Regular Agenda. These items, if approved, will include signing authority to the Chair of the Board on the related Resolution(s).

Chair Lucrezi asked if anyone from the public wished to testify on this/these item(s).

There was no public comment.

Commissioner Wood moved to approve the Hearing Consent Agenda. Commissioner Armstrong seconded the motion. The motion carried unanimously.

1. **Public Hearing to Consider a Multi-Year Special Event Permit Application**

Name of Event: Vapor Trail 125

Applicant: Collegiate Peaks Collective LLC

Location of Event: 330 W Sackett Ave, Salida, CO 81201, Chaffee County Lands, Gunnison County Lands

Date of Event: September 12-13, 2026, and mid-September in subsequent years

Maximum # of Attendees: 175 attendees, plus 75 staff

Planner: name / 719-530-5572 / ngomer@chaffeecounty.org

E. **Contracts/Grant Consideration**

There were none.

F. **Regular Agenda Items**

1. Review and Consider County Comment on Colorado Parks and Wildlife's Draft Southeast Colorado Mule Deer Herd Management Plans - Miles Cottom

Director Cottom addressed the Board to review and consider County comment on Colorado Parks and Wildlife's Draft Southeast Colorado Mule Deer Herd Management Plans.

Discussion ensued.

Commissioner Armstrong moved to approve the Proposed Comment as presented. Commissioner Wood seconded the motion. The motion carried unanimously.

Director Cottom commented.

G. **Convene as the Chaffee County Board of Adjustment**

At 9:35 a.m., the Board recessed as the Board of Commissioners and convened as the Board of Adjustment.

1. *Continued from July 7, 2026*

Public Hearing on Board of Adjustment Variance Request

Project Name: Brown's Canyon Minor Subdivision Variance Request

Project Address: Parcel 353309400004

Brief Summary of the Proposed Development: The applicant is requesting a variance from a land use code provision requiring public dedication of the proposed subdivision's access road.

Planner: Nick Gomer / 719-530-5571 / ngomer@chaffeecounty.org

Planner Gomer addressed the Board to open the public hearing on the Board of Adjustment Variance Request for the Brown's Canyon Minor Subdivision Variance Request.

Planner Gomer responded to Commissioners' questions and comments.

Steve Tucker, 10380 Rawhide Creek Rd., Nathrop, on behalf of Applicant, addressed the Board.

Tracy Adams, 10380 Rawhide Creek Rd., Nathrop, on behalf of Applicant, addressed the Board.

The public comment portion of the hearing opened at 10:13 a.m. There were no comments, and the public comment portion of the hearing was closed.

Commissioners deliberated during which Planner Gomer, Tucker, and Adams responded to Commissioners' comments and questions.

Commissioner Wood moved to grant the Brown's Canyon Minor Subdivision Variance Request with some specific guardrails around how that road gets dedicated with either the sale or development of any of the lots connected to it. Commissioner Armstrong seconded the motion. The motion carried unanimously.

A resolution will be presented at a later date for Commissioners' discussion and consideration.

At 10:29 a.m., the Board adjourned as the Board of Adjustment and reconvened as the Board of Commissioners.

H. Commissioners Comments

I. Adjourn

There being no objections, the meeting was adjourned at 10:45 a.m.

Attest:



Lori Mitchell, County Clerk